



**TOWNSHIP OF GALLOWAY  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
PLANNING AND ZONING BOARDS**

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Heather Butler  
Planning/Zoning Board Administrator

**MINUTES  
PLANNING BOARD  
AUGUST 21, 2014**

The meeting was called to order at 7:01 PM. Ken Sooy chaired the meeting.

**Present:** Anthony Coppola, Jim Cox, Tom Guercioni, Dan Jones, Matthew Geese,  
Ken Sooy

**Absent:** Robert Bruno, Betty Mannis, Pat Moran, Don Purdy, Charles Wimberg

**Approval of Bill List:** August 21, 2014

**(Approved)**  
**Cox - Abstained D-1082**

**Board Professionals Craig Hurless and Tiffany CuvIELlo were sworn in.**

**Completeness:**

#4-14 Risley Development	Minor Subdivision w/ Variances	<u><b>Deemed Complete</b></u>
#15-14 Justin Catando	Minor Subdivision	<u><b>Deemed Complete</b></u>

**New Applications:**

**3 Lot Minor Subdivision**

**PB # 14-14**

Risley Development  
111 Crestview Ave.  
Zone (RC)  
Block 935, Lot 1.03

The applicant is requesting a minor subdivision approval to create three lots from one existing lot.

The applicant is represented by Thomas Darcy, Esq.

Norman Risley, applicant and Harry Harper, architect were both sworn in.

Mr. Darcy described what the applicant is requesting.

Mr. Harper gave detail on the types of homes that would be built on the proposed lots. In his opinion the lots being undersized would make no difference and you can still place a nice house on that size lot.

## **Board Questions:**

Mr. Coppola questioned the hardships.

*Mr. Darcy stated the C2 hardship where the benefits outweigh the detriments. There was a discussion regarding the sizes of the surrounding lots.*

Mr. Jones asked about the types of homes that would be put on the lots.

*Mr. Risley stated he plans on the type of homes Mr. Harper explained. He has no intention on selling the lots to a modular home builder.*

## **No public questions or comments.**

Craig Hurless read from his report dated August 13, 2014.

Tiffany CuvIELLO read from her report dated August 12, 2014.

There was a motion to approve application #14-14 for Risley Development minor subdivision made by Cox and seconded by Geese.

Those voting in favor: Coppola, Cox, Guercioni, Jones, Geese and Sooy

## **3 Lot Minor Subdivision**

### **PB # 15-14**

Justin Catando

Seaview Ave.

Zone (RC)

Block 1004, Lots 34.01 & 34.02

The applicant is requesting a minor subdivision approval to create three lots from two existing lots.

The applicant is represented by Thomas Darcy, Esq.

The applicant is requesting a waiver for curbing and sidewalks.

Justin Catando and Marc Deblasio, professional engineer were both sworn in.

Mr. Darcy gave an overview of the surrounding properties with regards to sidewalks, curbs and gutters.

Mr. Deblasio gave testimony regarding the technical reasons why he believes a waiver for curb and sidewalk is justifiable.

Craig Hurless discussed the sidewalks in the area.

Tiffany CuvIELLO stated that if the sidewalks were to be put it they would not connect to the other sidewalk in the area.

**Board Questions:**

Mr. Cox stated he would not have a problem with him not having sidewalks there.

Mr. Jones asked Craig if there would be a problem with not putting curbs in.

*It's a recommendation not a requirement.*

Craig stated the new ordinance for the sidewalk fund donation would be equivalent to fifty percent of the cost of installing the sidewalk. The application was submitted prior to the ordinance. An estimate of the donation under the new ordinance is \$2250.00 the contribution required now would be \$1000.00.

Mr. Sooy stated that they are not obligated to pay the higher amount due to them applying prior to the ordinance taking effect.

**No public questions or comments.**

The applicant stated they would make a \$1500.00 sidewalk contribution.

The applicant stated they agree to meet the Fire Departments recommendations with regards to the driveway.

There was a motion to approve application #15-14 for Justin Catando minor subdivision was made by Coppola and seconded by Cox.

Those voting in favor: Coppola, Cox, Guercioni, Jones, Geese, Sooy.

The meeting adjourned at 8:12 p.m.